

MIZELL FARMS LLC
3456 TURKEY TROT TRL
HILLIARD, FL 32046

38-2N-23-0000-0002-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				6			
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY													
																								VALUATION BY										STANDARD			
																								Tax Group: 6										Tax Dist:			
																								BUILDING MARKET VALUE										0			
																								TOTAL MARKET OB/XF VALUE										121,512			
																								TOTAL LAND VALUE - MARKET										869,000			
																								TOTAL MARKET VALUE										154,287			
																								SOH/AGL Deduction										0			
																								ASSESSED VALUE										154,287			
																								TOTAL EXEMPTION VALUE										0			
																								BASE TAXABLE VALUE										154,287			
																								TOTAL JUST VALUE										900,512			
																								NCON VALUE										50,112			
																								INCOME VALUE													
																								PREVIOUS YEAR MKT VALUE										511,300			